

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for June 11, 2003 PLANNING COMMISSION MEETING

REVISED REPORT

P.A.S.: Pioneer Business Park Addition Preliminary Plat No.03002

PROPOSAL: To plat 25 industrial lots on approximately 38.59 acres.

LOCATION: So. 8th Street and Pioneers Blvd.

WAIVER REQUEST:

1. Storm water detention
2. Improvements to Calvert St. west of 6th St. including paving, turnaround, sidewalk and street trees.
3. Sidewalk on the north side of Pioneers Blvd.
4. Sanitary sewer to flow opposite street grades.
5. To allow a temporary sanitary sewer lift station.
6. Block length.
7. Pedestrian easement
8. Improvement of Pioneers Blvd. to urban standards.

LAND AREA: 38.59 acres, more or less

CONCLUSION: With revisions, the preliminary plat conforms to the Land Subdivision Ordinance.

RECOMMENDATION:		Conditional Approval
Waivers:	Storm water detention	Denial
	Improvements to Calvert St. west of 6 th St. including paving, turnaround, sidewalk and street trees.	Approval
	Sidewalk on the north side of Pioneers Blvd.	Denial
	Sanitary sewer to flow opposite street grades.	Approval
	To allow a temporary sanitary sewer lift station.	Approval
	Block length for Block 2	Denial
	Pedestrian easement	Denial
	Improvement of Pioneers Blvd. to urban standards	Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lots 54 & 94 I.T. and Outlot A, Sutherland Park 1st Addition, located in the SW 1/4 of Section 2, Township 9 North, Range 6 East of the 6th P.M., Lincoln, Lancaster County, Nebraska.

EXISTING ZONING: I-1 Industrial

EXISTING LAND USE: Undeveloped

SURROUNDING LAND USE AND ZONING:

North:	I-1 Industrial	Industrial Park
South:	AG Agriculture	Single family house
	P Public	Undeveloped State of Nebraska property
East:	I-1 Industrial	Industrial Park
	P Public	Undeveloped State of Nebraska property
West:	AG Agriculture	B.N.R.R. railroad tracks
	P Public	Wilderness Park

COMPREHENSIVE PLAN SPECIFICATIONS:

The 2025 Comprehensive Plan shows this area as industrial. (F 23)

The Plan foresees the demand for nearly 2,400 acres of additional industrial property over the planning period. (F 37)

Guiding principles for the urban environment includes;

Maximizing the community's present infrastructure investment by planning for development in areas with available capacity. This can be accomplished in many ways, including encouraging appropriate new development in unused land in older neighborhoods. (F 17)

The Mayor's Floodplain Task Force is currently developing policy standards for floodplains that consider the natural functions played by these areas. Once the Task Force concludes its work, their policy recommendations should be considered for incorporation into the Comprehensive Plan. (F-63)

The Mayor's Floodplain Task Force is charged with recommending revisions to the existing floodplain standards.

These revisions should address the natural functions of floodplains and reduction of future flooding hazards in Lincoln and Lancaster County, while being sensitive to business, environmental and neighborhood interests. Such changes should also recognize the need to sustain long-term economic development opportunities. The Task Force is expected to complete their work by the summer of 2002.

There is an opportunity to reduce the risk of flood damages to life and property and to preserve the important functions of floodplains by designating areas for future urban development outside of floodplain and floodway areas. This would preserve the important natural and beneficial functions of floodplains, including flood storage and conveyance properties. Designating areas for development outside of floodplains and floodways would have the additional benefit of reducing the extension of public infrastructure to develop flood prone areas where future flood damages may occur. (F-78)

HISTORY:

Date when preliminary plat was submitted:	February 18, 2003
Date when Planning Director's letter was sent:	March 20, 2003
Date when revised preliminary plat was submitted:	April 25, 2003

October 18, 2000	Planning Commission approved Sutherland Park 1 st Addition final plat.
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November 22, 1995	Planning Commission approved Sutherland Park final plat.
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August 7, 1995	City Council approved Sutherland Park preliminary plat.
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February 1984	City Council approved a change of zone from AG, Agriculture to I-1, Industrial.
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Changed from AA, Rural and Public Use District to AG, Agriculture District in the 1979 zoning update.

UTILITIES: The site plan shows this area to be served with 12" water mains and 8" sanitary sewer mains. The sanitary sewer will flow to a lift station located at Calvert Street and S. 6th Street.

TOPOGRAPHY: The area of the preliminary plat slopes in two directions. The northern one third slopes to the northeast. The southern portion slopes to the southwest.

TRAFFIC ANALYSIS: Pioneers Blvd. is classified as a minor arterial. It is a two lane rural cross section road. All other streets within and adjacent to the plat are local streets.

PUBLIC SERVICE: The nearest fire station is located at S. 17th St. & Van Dorn St.

ENVIRONMENTAL CONCERNS: The majority of the plat is located within the 100 year flood plain. The area adjacent to Pioneers Blvd. is in the flood way.

AESTHETIC CONSIDERATIONS: The proposed development is adjacent to Wilderness Park.

ANALYSIS:

1. This is a request to preliminary plat 25 lots. The zoning is I-1, Industrial.
2. The southern portions of Lots 12 & 13, Block 1 are located in the flood way. A conservation easement should be placed over the entire area located in the flood way.
3. The applicant is proposing to bring in approximately 260,000 cubic yards of compacted clay fill to raise the majority of the site above the 100 year flood plain elevation. No fill is proposed within the flood way.
4. A waiver to storm water detention is requested. Public Works Department does not support the waiver until issues with the 100 year flow path have been resolved.
5. A waiver of improvements to Calvert Street west of S. 6th St. is requested. This portion of Calvert St. is dedicated but has never been built. If built, Calvert St. would end at the railroad tracks and would not serve any lots. Planning and Public Works Department do not object to this waiver provided this portion of Calvert St. is vacated prior to the approval of any final plats.
6. A waiver to a sidewalk on the north side of Pioneers Blvd is requested. Applicant states that Pioneers Blvd. is a rural section roadway and does not provide a feasible location for placement of sidewalk. The Subdivision Ordinance requires abutting streets be paved with curbs and gutters. This would include grading the right-of-way and filling in the roadside ditch, which would provide a place for the sidewalk. There is 66' of right-of-way north of the center line of Pioneers Blvd. It appears that there is sufficient space for the sidewalk. Public Works and Utilities Department does not support the waiver.

7. Applicant states that sidewalks along arterial streets are to be covered by impact fees. Sidewalks are the responsibility of the developer and are required along all streets by Subdivision Ordinance. Sutherland Park, adjacent to this plat to the east, required sidewalk along Pioneers Blvd.
8. A waiver to allow a temporary sanitary sewer lift station and internal sewer lines to flow opposite street grades is requested. This waiver is acceptable based on the fact that the existing sanitary sewer to the east is not of adequate depth. The proposed lift station is temporary and will be removed when the new trunk sewer is built.
9. Applicant has requested a waiver to block length and pedestrian easement for Blocks 1 & 2. Public Works and Utilities Department does not support the waiver for Block 2. Block 1 as it borders the BNSF right-of-way does not require a waiver. Section 26.23.130 (a) states; "Block lengths shall not exceed 1,320 feet between cross-streets except where a major street, other man-made barrier, lake, or other natural barrier forms one boundary of a block."
10. A street should be shown from S. 6th St east to the boundary of the plat. This street would create access for future development to the east. The waiver to the 1,325' block length was not justified by the applicant and should not be granted.
11. Applicant has requested a waiver to improving Pioneers Blvd. to urban standards. Pioneers Blvd. is built to county road standards in this area. The preliminary plat for Sutherland Park, adjacent this area, was granted a waiver to curb & gutter and paving along Pioneers Blvd. with the requirement that the developer would not object to a future assessment district.
12. A floodplain fill permit was submitted and approved. The fill meets current requirements but not the recommendation of the Mayor's Floodplain Task Force for compensatory storage and no net rise in flood elevation as a result of the fill. The Mayor's Floodplain Task Force report has not been adopted to date.

CONDITIONS:

Site Specific:

1. After the subdivider completes the following instructions and submits the documents and plans and 6 copies to the Planning Department office, the preliminary plat will be scheduled on the City Council's agenda: (NOTE: These documents and plans are required by ordinance or design standards.)

- 1.1 Revise the preliminary plat to show:
 - 1.1.1 A street extending from S. 6th Street to the east boundary of the plat between lots 4 & 5 or lots 5 & 6 and a profile of the street 300' beyond the limits of the subdivision.
 - 1.1.2 Revise the grading and drainage plan to the satisfaction of Public Works and Utilities Department.
 - 1.1.3 Revise Note 19 to include sidewalk to be constructed on the north side of Pioneers Blvd.
 - 1.1.4 Revise Note 25 to delete the waiver request for sidewalk for Pioneers Blvd., storm water detention and block length. Add a waiver request for sidewalk and street trees on Calvert St. west of S. 6th Street.
 - 1.1.5 Add a note to the General Site Notes stating that a Conservation Easement will be placed over the entire area located within the flood way.
 - 1.1.6 Revise the Site Plan and Landscape Plan to show the tree mass remaining in the flood way.
 - 1.1.7 Revise the Landscape Plan to show the flood way.
 - 1.1.8 Provide a detention pond on Lot 10, Block 2.
 - 1.1.9 The grading surrounding the Lincoln Electric System poles must be approved by Lincoln Electric System.
 - 1.1.20 Correct typing/spelling errors.
 - 1.1.21 Add a note stating that the developer does not object to any future valid and legal assessments for repaving and curb & gutter in Pioneers Blvd.
2. The City Council approves associated request:
 - 2.1 An exception to the design standards to permit sanitary sewer to flow opposite street grades and for the temporary use of a sanitary sewer lift station.

- 2.2 A modification to the requirements of the land subdivision ordinance to waive improvements to Calvert St. west of S. 6th St. and dead end street without turn around for Calvert St.
- 2.3 A modification to the requirements of the land subdivision ordinance to waive curb & gutter in Pioneers Blvd.

General:

- 3. Final Plats will be scheduled on the Planning Commission agenda after:
 - 3.1 You have completed or posted a surety to guarantee the completion of the public streets, sidewalks, sanitary sewer system, water system, drainage facilities, land preparation and grading, sediment and erosions control measures, storm water detention/retention facilities, drainageway improvements, street lights, street trees, and street name signs.
 - 3.2 The subdivider has signed an agreement that binds the subdivider, its successors and assigns:
 - 3.2.1 To submit to the Director of Public Works a plan showing proposed measures to control sedimentation and erosion and the proposed method to temporarily stabilize all graded land for approval.
 - 3.2.2 To continuously and regularly maintain the street trees.
 - 3.2.3 To submit to the lot buyers a copy of the soil analysis.
 - 3.2.4 To pay all improvement costs.
 - 3.2.5 To comply with the provisions of the Land Preparation and Grading requirements of the Land Subdivision Ordinance.
 - 3.2.6 To inform all purchasers and users that the land is located within the 100 year floodplain and that the grading of the lots and outlots shall be in conformance with the grading plan approved with the Pioneer Business Park Addition Preliminary Plat #03002 or as amended by

the Director of Planning. The volume of fill material brought into each lot and outlot from outside the floodplain shall not exceed that shown on the approved grading plan accompanying the preliminary plat.

- 3.2.7 To protect the trees that are indicated to remain during construction and development.
- 3.2.8 To relinquish the right of direct vehicular access to Pioneers Blvd.
- 3.2.9 To maintain the private improvements on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the document or documents creating said property owners association have been reviewed and approved by the City Attorney and filed of record with the Register of Deeds.
- 3.2.10 To not object to any future valid and legal assessments for repaving and curb & gutter in Pioneers Blvd.
- 3.3 Calvert St. west of S. 6th St. is vacated.

Prepared by:

Tom Cajka
Planner

DATE: May 28, 2003

APPLICANT: Robert D. Hampton
Pioneer Business Park
3600 Village Dr. Suite 140
Lincoln, NE 68516
(402) 434-5650

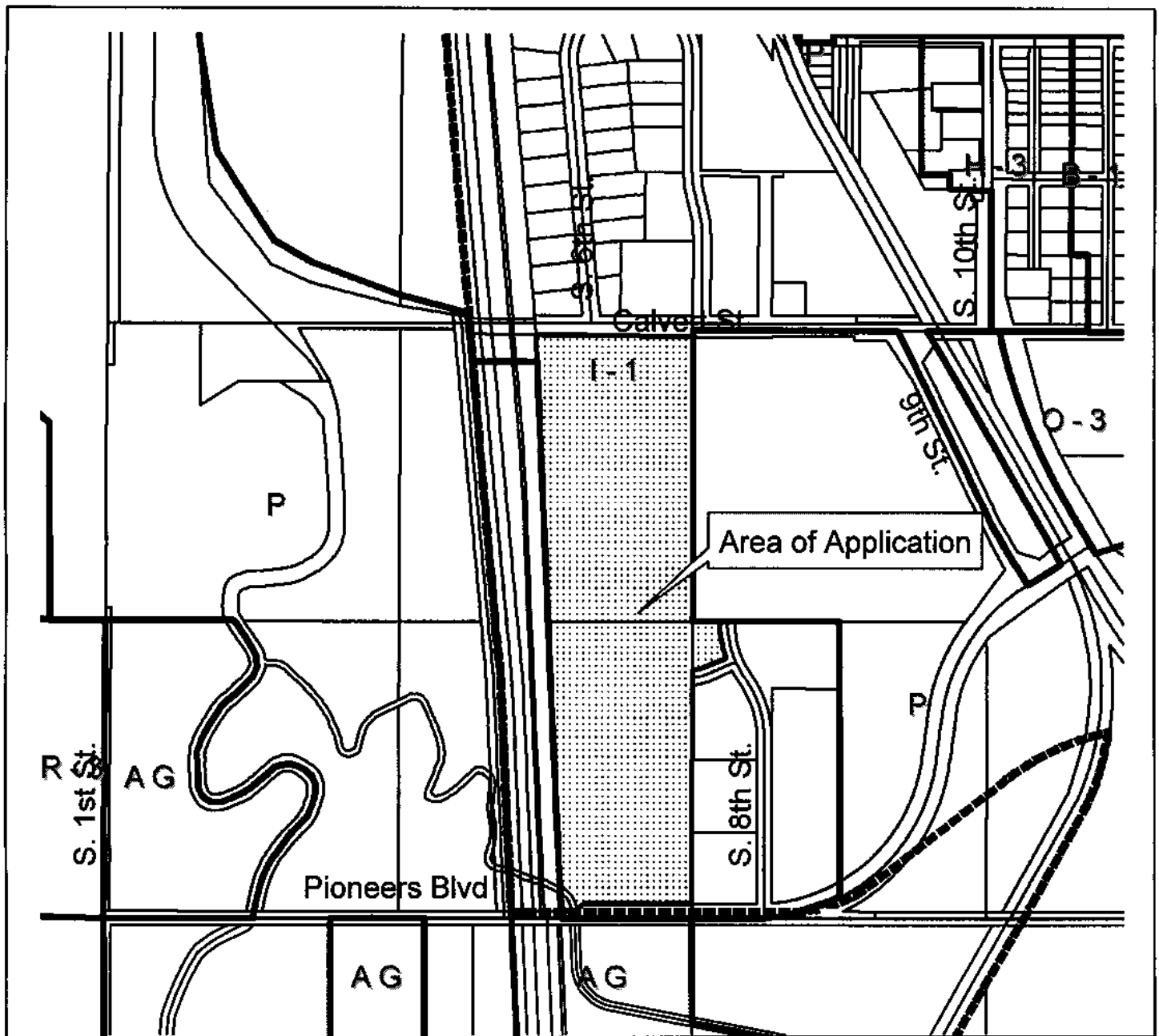
OWNER: same as applicant

CONTACT: Robert L. Dean
Engineering Design Associates
2200 Fletcher Ave. Suite 102
Lincoln, NE 68521
(402) 438-4014



**Preliminary Plat #03002
Pioneer Business Park Add.
S. 6th & Calvert St.**



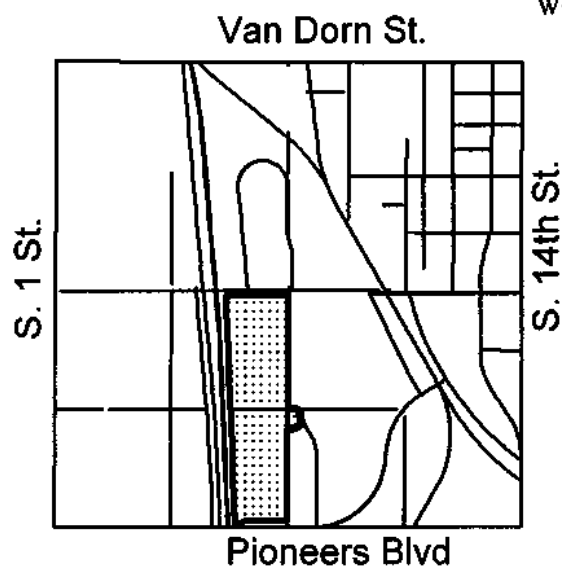


Preliminary Plat #03002
Pioneer Business Park Add.
S. 6th & Calvert St.

Zoning:

One Square Mile
Sec. 2 T9N R6E

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-6 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District



APR 25 2003

PIONEER BUSINESS PARK ADDITION PRELIMINARY PLAT

LINCOLN CITY - LANCASTER COUNTY
PLANNING DEPARTMENT

DEVELOPER

BRANDT GROUP, INC. LLC
1000 N. LINCOLN
LINCOLN, NE 68502

OWNER

BRANDT GROUP, INC. LLC
1000 N. LINCOLN
LINCOLN, NE 68502

ENGINEER

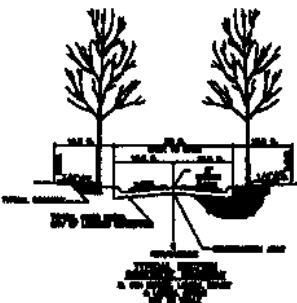
EDC ENGINEERING, INC.
1000 N. LINCOLN
LINCOLN, NE 68502

THE ENGINEER HAS NOT CONDUCTED VISUAL INSPECTION
OF THE SITE.
DATE OF PREP: 04/23/03

INDEX

1. COVER SHEET/PLAT PLAN
2. GRADING/STORMWATER PLAN & STREET PROFILES
3. LANDSCAPE PLAN

LOTS & USE	PROPOSED ZONING	AREAS/ACRES
BLOCK 1		
LOT 1 INDUSTRIAL	I-1	1.00
LOT 2 INDUSTRIAL	I-1	1.00
LOT 3 INDUSTRIAL	I-1	1.00
LOT 4 INDUSTRIAL	I-1	1.00
LOT 5 INDUSTRIAL	I-1	1.00
LOT 6 INDUSTRIAL	I-1	1.00
LOT 7 INDUSTRIAL	I-1	1.00
LOT 8 INDUSTRIAL	I-1	1.00
LOT 9 INDUSTRIAL	I-1	1.00
LOT 10 INDUSTRIAL	I-1	1.00
LOT 11 INDUSTRIAL	I-1	1.00
LOT 12 INDUSTRIAL	I-1	1.00
LOT 13 INDUSTRIAL	I-1	1.00
LOT 14 INDUSTRIAL	I-1	1.00
LOT 15 INDUSTRIAL	I-1	1.00
LOT 16 INDUSTRIAL	I-1	1.00
LOT 17 INDUSTRIAL	I-1	1.00
LOT 18 INDUSTRIAL	I-1	1.00
LOT 19 INDUSTRIAL	I-1	1.00
LOT 20 INDUSTRIAL	I-1	1.00
BLOCK 2		
LOT 1 INDUSTRIAL	I-1	1.00
LOT 2 INDUSTRIAL	I-1	1.00
LOT 3 INDUSTRIAL	I-1	1.00
LOT 4 INDUSTRIAL	I-1	1.00
LOT 5 INDUSTRIAL	I-1	1.00
LOT 6 INDUSTRIAL	I-1	1.00
LOT 7 INDUSTRIAL	I-1	1.00
LOT 8 INDUSTRIAL	I-1	1.00
LOT 9 INDUSTRIAL	I-1	1.00
LOT 10 INDUSTRIAL	I-1	1.00
LOT 11 INDUSTRIAL	I-1	1.00
LOT 12 INDUSTRIAL	I-1	1.00
LOT 13 INDUSTRIAL	I-1	1.00
LOT 14 INDUSTRIAL	I-1	1.00
LOT 15 INDUSTRIAL	I-1	1.00
LOT 16 INDUSTRIAL	I-1	1.00
LOT 17 INDUSTRIAL	I-1	1.00
LOT 18 INDUSTRIAL	I-1	1.00
LOT 19 INDUSTRIAL	I-1	1.00
LOT 20 INDUSTRIAL	I-1	1.00
TOTAL		34.00



CITY BLOCK NAMES

1-1
2-1
3-1
4-1
5-1
6-1
7-1
8-1
9-1
10-1
11-1
12-1
13-1
14-1
15-1
16-1
17-1
18-1
19-1
20-1

LEGEND

- 1. EXISTING ROAD AND PROPOSED ROAD
- 2. EXISTING DRAINAGE AND PROPOSED DRAINAGE
- 3. EXISTING UTILITY AND PROPOSED UTILITY
- 4. EXISTING AND PROPOSED LOT LINES
- 5. EXISTING AND PROPOSED LOT AREAS
- 6. EXISTING AND PROPOSED LOT VOLUMES
- 7. EXISTING AND PROPOSED LOT PERMITS
- 8. EXISTING AND PROPOSED LOT ZONING
- 9. EXISTING AND PROPOSED LOT USES
- 10. EXISTING AND PROPOSED LOT DEVELOPMENTS
- 11. EXISTING AND PROPOSED LOT IMPROVEMENTS
- 12. EXISTING AND PROPOSED LOT ACCESS
- 13. EXISTING AND PROPOSED LOT EGRESS
- 14. EXISTING AND PROPOSED LOT ENTRY
- 15. EXISTING AND PROPOSED LOT EXIT
- 16. EXISTING AND PROPOSED LOT TURN
- 17. EXISTING AND PROPOSED LOT STOP
- 18. EXISTING AND PROPOSED LOT YIELD
- 19. EXISTING AND PROPOSED LOT DELAY
- 20. EXISTING AND PROPOSED LOT QUEUE

LINCOLN CITY - LANCASTER COUNTY PLANNING COMMISSION APPROVAL

THE PLANNING COMMISSION HAS REVIEWED THE PLAT AND HAS APPROVED THE PLAT FOR RECORDATION IN THE PUBLIC RECORDS.

LEGAL DESCRIPTION

THE PLAT IS A PRELIMINARY PLAT FOR THE PIONEER BUSINESS PARK ADDITION, LINCOLN CITY, LANCASTER COUNTY, NEBRASKA. THE PLAT IS SUBJECT TO THE PLAT ACT, CHAPTER 78, NEBRASKA STATUTES.

SURVEYOR'S CERTIFICATE

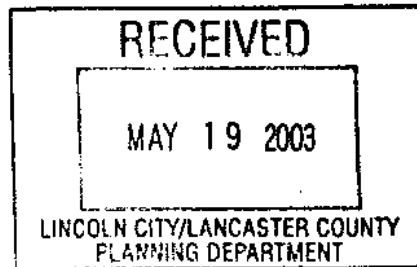
I, THE SURVEYOR, HAVE REVIEWED THE PLAT AND HAVE FOUND IT TO BE IN ACCORD WITH THE PLAT ACT, CHAPTER 78, NEBRASKA STATUTES.

EDC

PIONEER BUSINESS PARK ADDITION
COVER SHEET/PLAT PLAN

May 16, 2003

Tom Cajka
Lincoln-Lancaster County Planning Dept.
555 S. 10th Street, Suite 213
Lincoln, NE 68508



2200 Fletcher Avenue, Suite 102
Lincoln, Nebraska 68521

RE: Pioneer Business Park
Preliminary Plat # 03002
EDC Project # 01-080

Dear Tom:

In addition to the waivers to Subdivision Design Standards requested for the above referenced Preliminary Plat please include the following:

URBAN PAVING IMPROVEMENTS TO PIONEERS BLVD: Pioneers Blvd is currently a rural section roadway under County maintenance between U.S. Hwy 2 and Homestead Expressway. Improving the section of this roadway to urban standards adjacent to the plat would create drainage problems for upstream sections of the roadway and would not improve its overall functionality. Pioneers Blvd is classified as an arterial and qualifies as an impact fee facility. Improvements to the road will be accomplished more efficiently and effectively as part of a future, larger street improvement project.

Please contact me if you have any questions regarding this waiver request.

Regards,

A handwritten signature in dark ink, appearing to read "R. P. Onnen". The signature is fluid and cursive, with the first and last names being more prominent.

Richard P. Onnen, P.E.

RPO/kle

cc: Bob Lewis
Mark Hunzeker



Ray F Hill

05/30/2003 02:01 PM

To: Thomas J Cajka/Notes@Notes
cc:
Subject: Mayor's Floodplain Task Force Recommendations

If you need more contact Nicole.

~~~~~  
Ray F. Hill  
Development Review Manager  
Lincoln/Lancaster County Planning Dept.  
(402) 441-6371

----- Forwarded by Ray F Hill/Notes on 05/30/03 02:00 PM -----



Nicole Tooze

05/30/03 01:58 PM

To: Ray F Hill/Notes@Notes  
cc: Benjamin J Higgins/Notes@Notes  
Subject: Mayor's Floodplain Task Force Recommendations

Ray,

The Mayor's Floodplain Task Force recommended that the City of Lincoln and Lancaster County adopt a 'No Adverse Impact' policy, with a goal of ensuring that the action of one property owner does not adversely impact the flooding risk for other properties. One of the key recommendations for higher standards to implement this policy is a 'No Net Rise/Compensatory Storage' standard within the 100-year floodplain. This means that development within the 100-year floodplain should be required to demonstrate through an engineering study that it will cause no increase in the water surface elevation of the 100-year flood greater than 0.05', and that compensatory storage should be provided with the objective of being hydrologically similar to lost flood storage volume. In the "Existing Urban Area" - which is defined as those areas inside the City limits at the time a new standard is adopted, as well as those areas outside the City limits which have a zoning designation other than AG or AGR at the time a new standard is adopted - the Task Force recommended that administrative relief from this standard be considered for properties under one acre in size.

I will be out of the office this afternoon and next week. If you have any further questions on this, please contact Ben Higgins at 1-7589.

Nicole

# M e m o r a n d u m

RECEIVED

MAY 12 2003

LINCOLN CITY/LANCASTER COUNTY  
PLANNING DEPARTMENT

**To:** Tom Cajka, Planning Department  
**From:** <sup>CB</sup> Chad Blahak, Public Works and Utilities  
**Subject:** Pioneer Business Park Addition Preliminary Plat #03002  
**Date:** May 9, 2003  
**cc:** Randy Hoskins  
Nicole Fleck-Tooze

Engineering Services has reviewed the re-submitted preliminary plat for Pioneer Business Park, located west of South 8th Street from Pioneers Boulevard to Calvert Street and has the following comments:

1. Water - The water system for this plat is satisfactory.
2. Sanitary - The sanitary sewer system for this plat is satisfactory provided that a waiver for the temporary use of a lift station is approved.
3. Grading/Drainage - The grading plan shows that the LES pole located between Lots 14 & 15 of Block 1 is being left in a low point. If the ground at the base of the pole is to be filled up to the proposed grade, with LES approval, the contours need to be revised. If the pole is to be raised by others, again with LES approval, a note should be added to that effect.

The grading and drainage plan still does not address the 100 year flow path for the area along South 8th Street if the detention cell is to be removed. The high point at the north end of South 8th Street, north of Lowell Street, is lower than the first high point in Lowell Street, west from South 8th Street. This will force any flow greater than the 10 year storm north onto the adjoining property. Public Works would like to meet with the designer to discuss solutions for this issue. The proposed waiver to eliminate the detention in Sutherland Park and in this plat is satisfactory to Public Works if this issue is resolved.

4. Streets/Sidewalks - Public Works does not approve the requested waiver of sidewalk requirements in Pioneers Boulevard.. This developer should be responsible for sidewalks in Pioneers Boulevard.

Public Works agrees that Calvert Street will not, in the foreseeable future, extend to the west past South 6th Street and requirements for street paving, sidewalks, and street trees in Calvert Street west of South 6th Street should be waived. We recommend that it be vacated. A street vacation would eliminate the waiver requirement. Vacation would require petitions from property owners outside of this plat.

Public Works agrees with the requested waiver for block length in Block 1 as it borders the BNSF right-of-way and a connection to the west is unlikely to occur. Public Works does not agree with the requested waiver for block length in Block 2. A street should be stubbed to the east from South 6th Street. If a street to the east from South 6th Street is required, the requested waiver of design standards for pedestrian easements is not needed.

6. General - The information shown on the preliminary plat relating to the public water main system, public sanitary sewer system, and public storm sewer system has been reviewed to determine if the sizing and general method providing service is satisfactory. Design considerations including, but not limited to, location of water main bends around curves and cul-de-sacs, connection of fire hydrants to the public main, temporary fire hydrant location, location and number of sanitary sewer manholes, location and number of storm sewer inlets, location of storm sewer manholes and junction boxes, and the method of connection storm sewer inlets to the main system are not approved with this review. These and all other design considerations can only be approved at the time construction drawings are prepared and approved.



**UTILITIES DEPARTMENT**

**PUBLIC WORKS AND**



***MEMORANDUM***

**D:**

**Fro**

***Subj***

May 9, 2003

Tom Cajka  
Ben Higgins, Chad Blahak

Devin Biesecker

***Pioneer Business Park***

Below are Watershed Management's comments on the Pioneer Business Park Addition preliminary plat. Comments are based on a three-sheet plan set and supplemental drainage calculations stamped April 25, 2003 by the Planning Department.

1. Removal of the existing detention pond should not be allowed as it currently serves as the only overflow relief of a sump condition at the intersection of 8th and Lowell Streets. There is potential for the ponding of water at this intersection if the storm inlets become blocked or the storm drain pipes are flowing at capacity. An overland flow path with positive drainage needs to be provided before a decision on the removal of the existing detention pond can be made.



01-080



February 28, 2002

COPY

Mr. Rick Onnen  
Engineering Design Consultants  
630 N. Cotner Blvd., Suite 105  
Lincoln, NE 68505

Dear Rick:

I have reviewed your proposed grading plans for the Pioneer Business Park near S. 7<sup>th</sup> and Calvert Streets. As you know, we have a 115kV double circuit lattice tower line running through this area.

We can allow fill to be placed up to an USGS elevation of 1164. It appears from your plans that you do not intend to add any fill around the lattice tower structures themselves. If that is not the case we will need to do some modifications of the tower legs, which will require a customer contribution.

It is important to note to your contractor who is going to be doing the grade changes that both of these 115,000 volt lines will be energized when he is doing his work.

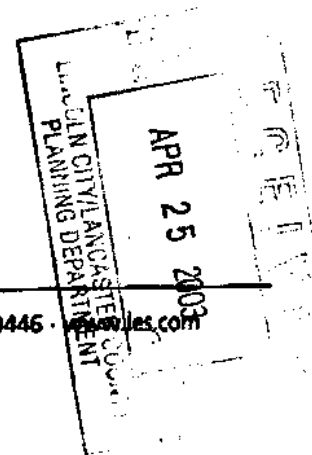
If you have any questions let me know at 467-7649.

Sincerely,

A handwritten signature in black ink that appears to read "Bill Gardner".

Bill Gardner  
Senior Field Engineer, Transmission Line Design

c: Dan Pudenz  
Jim Mannel  
Steve Hanks





April 25, 2002

Tom Cajka  
Planning Department  
555 So. 10<sup>th</sup> Street, Suite 213  
Lincoln, NE 68508

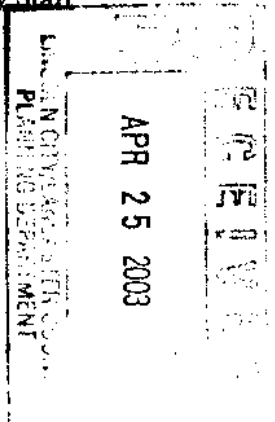
2200 Fletcher Avenue, Suite 102  
Lincoln, Nebraska 68521

Re: Pioneer Business Park, Preliminary Plat #03002,  
EDC Job #01-080

Dear Tom:

The Preliminary Plat for the above-mentioned development has been revised based on City Staff Comment Letter dated March 20, 2003. Enclosed please find the following documents:

1. 6 copies of the Site Plan
2. 6 copies of the Grading & Drainage Plan and Street Profiles
3. 6 copies of the Landscape Plan
4. Site Plan reduced to 8 1/2" x 11"
5. 3 copies of Supplemental Drainage Calculations
6. Engineer's response to City Staff Comments
7. 1 copy of LES letter



The following waivers of design standards for land subdivision are requested for this plat:  
(\* Indicates change or addition from previous submittal)

#### STORM WATER DETENTION

Storm water runoff from this site does not impact developable property downstream. Runoff from the south half of the site will discharge directly into the Beal Slough just upstream of Wilderness Park. The north half of the site drains to an existing storm sewer system that discharges into Salt Creek. Drainage calculations show there is adequate capacity in the existing pipe to convey developed flows from this site.

#### \*CALVERT STREET IMPROVEMENTS (WEST OF 6<sup>TH</sup> STREET)

Calvert Street does not serve any property east of 6<sup>th</sup> Street. Public Works has indicated they have no intention of extending this street into Wilderness Park. However, the existing right-of-way does serve as a corridor for existing storm sewer and storm water drainage, overhead electric utilities, and a future sanitary trunk sewer. Paving of the intersection of South 6<sup>th</sup> Street and Calvert Street is proposed as a tee intersection. Therefore, a waiver for construction of street paving – including a turnaround, sidewalk, and street trees is requested for dead end portion of Calvert Street between South 6<sup>th</sup> Street the BNSF Railroad.

#### SIDEWALK – PIONEERS BOULEVARD

Pioneers Blvd. is a rural section roadway and does not provide a feasible location for placement of sidewalk. Pioneers Blvd. is also classified as an arterial roadway. Sidewalk construction along arterials is to be covered by impact fees.

#### SANITARY SEWER

Existing sanitary sewer adjacent to this site is not of adequate depth to provide gravity service to the development. Public Works has indicated that a new trunk sewer is currently under design

that will be of adequate depth to serve this property within the next five years. A temporary Sanitary Sewer Lift Station is proposed to pump sewage from the intersection of 6<sup>th</sup> and Calvert to an existing manhole approximately 150 feet to the north. The lift station would be removed and the sewer gravity fed to the new trunk sewer when constructed. Initial discussions with Public Works have indicated this plan is acceptable.

Design also shows a portion of the internal sewer to flow opposite of street grades. Existing sewer near the south half of the property does not have adequate depth to serve this site. With the additional depth provided by the lift station and future trunk sewer the entire site can be serviced to the north.

#### **BLOCK LENGTH**

Block 1 exceeds the maximum block length due to the constraints of the Burlington Northern Railroad and Wilderness Park to the west and Pioneers Blvd. to the south.

The property backing to Block 2 is adequately served by Calvert Street to the North and South 8<sup>th</sup> Street to the South for future industrial development.

#### **PEDESTRIAN EASEMENTS**

The industrial nature of this development will produce little pedestrian traffic, especially to adjacent property. Also, Block 2 backs onto railroad property where pedestrian traffic is discouraged. Therefore, a waiver of pedestrian easement requirements in blocks exceeding 1000 feet is requested for Block 1 and Block 2.

The following owners hold interest and/or options in the property that is adjacent to Pioneer Business Park:

Department of Correctional Services  
PO Box 94661  
Lincoln, NE 68509

Lincoln Winnelson Company  
700 Pioneers Blvd.  
Lincoln, NE 68502

Sutherland Park Partners, L.L.C.  
1645 N Street  
Lincoln, NE 68508

Burlington Northern RR Tax Div.  
PO Box 961089  
Ft. Worth, TX 76161-0089

J.J. Kreifels Enterprises, Ltd.  
4101 So. 8<sup>th</sup> Street  
Lincoln, NE 68502

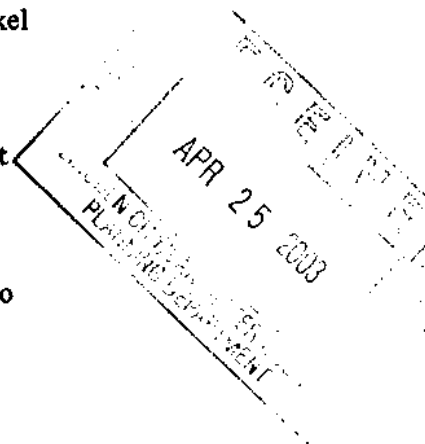
Robert G & Sharon L. Dinkel  
6020 Rosebud Circle  
Lincoln, NE 68516

Jack L. Irwin  
PO Box 4226  
Lincoln, NE 68504

Danny R. & Sherry A. Root  
PO Box 33  
Eagle, NE 68347

William A. & E.L. & Tracin D. Seng  
3516 So. 48<sup>th</sup> Street  
Lincoln, NE 68506

Raymond & Randee L. Soto  
610 Calvert Street  
Lincoln, NE 68505



Marilyn J and Frank T. McArthur  
501 Pioneers Blvd.  
Lincoln, NE 68502

**OWNER/DEVELOPER**

Pioneer Business Park, L.L.C.  
Robert D. Hampton  
3600 Village Drive, Suite 140  
Lincoln, NE 68516  
Phone: 402-434-5650

**OWNER**

Sutherland Park First Addition Owners Assoc.  
Judy A. Krasomil  
PO Box 6248  
Lincoln, NE 68506

**AUTHORIZED AGENT**

Engineering Design Consultants, L.L.C.  
Richard P. Onnen, P.E.  
2200 Fletcher Avenue, Suite 102  
Lincoln, NE 68521  
Phone: 402-438-4014

Please contact me if you have any questions or require addition information regarding this plat.

Regards,



Richard P. Onnen, P.E.  
Project Manager

RPO/kle

Enclosures

cc: Bob Lewis  
Mark Hunzeker

